



Your Lake George Real Estate Experts!

Davies Davies & Associates

P.O. Box 201, Cleverdale, NY 12820

P: (518) 656-9068 F: (518) 656-9087

www.davies-davies.com



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Listing courtesy of: Coldwell Banker Prime Prop.

MLS# - 202413512 - Price: \$179,500

47 Lexington Avenue, Albany, NY

Description: Excellent opportunity on a money making 2 family home! So much has been done including new windows, new roof '20, new garage roof '23. Downstairs unit is vacant (3 beds, 1 bath) has new flooring, new appliances, and freshly painted. Upstairs unit is 2 bedroom and 2 baths. Both units have enclosed back porches. Huge bonus is the income producing 6 garages.. 4 are currently rented at \$100/mo each. So much to see, schedule your appointment!

Acres: 0.08

Bedrooms: 5

Estimated Taxes: \$772

Heat: Forced Air, Natural Gas

Basement: Full, Unfinished

County: Albany

Zoning: Multi Residence

Town: Albany

Bathrooms: 3 Full

Water: Public

Garage: 6

Exterior: Vinyl Siding

Cooling: None

Interior Features: Paddle Fan,
High Speed Internet, Built-in
Features, Ceramic Tile Bath

Property Type: Multi-Family

School District: Albany

Sewer: Public Sewer

Property Style: Traditional

Exterior Features: None

Parking Spaces: 6



Daniel Davies
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